



## Working together

A five-year alliance between Homes England and United Trust Bank to improve financial support for the building activities of small and medium sized housebuilders and developers.

### Key features

- Maximum Loan to GDV **70%**
- Funding up to **£10,000,000**
- Regions **Areas under the greatest housing affordability pressure**



A five-year alliance between Homes England and United Trust Bank to improve financial support for the building activities of small and medium sized housebuilders and developers.

Purpose	Criteria	Criteria
<p>Development of new housing, new build as well as conversions of existing buildings</p>	<p><b>Applicant</b></p> <ul style="list-style-type: none"> <li>• A Special Purpose Vehicle being a UK registered company or limited liability partnership</li> <li>• Demonstrable experience of completing a minimum of 3 projects of similar size and nature</li> <li>• Minimum cash input by the borrower of 10% of total development costs</li> <li>• No other secured debt arrangements allowed</li> <li>• Loans will be assessed on a fully funded, cost to complete basis with all borrower funds injected at the outset</li> </ul> <p><b>Appraisal</b></p> <ul style="list-style-type: none"> <li>• Minimum contingencies of 5% of construction costs or 10% of construction costs for projects involving listed buildings and other specialist projects</li> <li>• Minimum return on costs of 15% for redevelopment of existing buildings and 20% for new builds</li> </ul>	<p><b>Security</b></p> <ul style="list-style-type: none"> <li>• First charge only</li> <li>• Debenture</li> <li>• Charge over shares of the borrower</li> <li>• Guarantee(s) with evidence of appropriate guarantor net worth</li> </ul> <p><b>Tenure</b></p> <ul style="list-style-type: none"> <li>• Freehold</li> <li>• Loans are not available to fund leasehold houses or leasehold flats with ground rents other than peppercorn</li> </ul>
<p><b>Key features</b></p> <ul style="list-style-type: none"> <li>• Maximum loan size <b>£10,000,000</b></li> <li>• Minimum loan size <b>£1,000,000</b></li> <li>• Maximum Loan to GDV <b>70%</b></li> <li>• Maximum Loan to Total Development Cost <b>87.5%</b></li> <li>• Max Single Unit selling price <b>£800,000</b></li> <li>• Average selling price <b>&lt;£800psf</b></li> <li>• Loan term up to <b>24 months</b></li> <li>• Regions <b>Areas under the greatest housing affordability pressure</b></li> </ul>		<p><b>Next steps</b></p> <ul style="list-style-type: none"> <li>• Funding will be delivered through whole loans comprising senior and mezzanine debt. Senior debt will be provided solely by UTB, while mezzanine debt will be provided equally by UTB and Homes England. UTB will be responsible for the origination, underwriting and management of the loan facility.</li> <li>• For more information or to make an application for funding please email <a href="mailto:development@utbank.co.uk">development@utbank.co.uk</a> or call 020 7190 5555</li> </ul>
<p><b>Pricing</b></p> <ul style="list-style-type: none"> <li>• Interest margin &amp; fees <b>On application &amp; project dependant</b></li> <li>• Interest method <b>Rolled</b></li> </ul>		

Other United Trust Bank Development Finance Loans	
<a href="#">Development Finance</a>	<a href="#">Development Exit Finance</a>



**Homes  
England**

Homes England are the Government's housing accelerator. They have the appetite, influence, expertise and resources to drive positive market change. They're making possible the new homes England needs, helping to improve neighbourhoods and grow communities. They welcome partners who share their ambition to challenge traditional norms and build better homes faster.  
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